



GRASSROOTS
REALTY GROUP

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109 Yorkstone Heights SW
Calgary, Alberta

MLS # A2274594



\$492,990

Division:	Yorkville		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,479 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: n/a

The Windsor Corner is designed for comfort from the moment you step foot onto the large front porch. Sitting on a corner lot, with an extra-large lot and private entry. Entering the welcoming foyer, discover a spacious quartz kitchen featuring a flush quartz breakfast bar where you'll love starting your day. Whether you're hosting a dinner party or movie night, this open-concept main floor lets you seamlessly entertain. Tucked behind your kitchen are a powder room and mudroom, leading you to a door to access the double car garage. Never dread laundry day again with a second-floor laundry room, with a linen closet and full bath alongside bedrooms 2 and 3. Enjoy the views in your primary bedroom when you step out on your own private balcony. Discover a huge double hanging walk-in closet that lets you keep your wardrobe organized, and an ensuite. Enjoy no condo fees and 8 solar panels with a Mattamy townhome. *Photos and virtual tour are representative.